



CITY OF DALLAS

November 13, 2017

Mr. Paul Johnson  
 U.S. Environmental Protection Agency, Region VI  
 1445 Ross Avenue  
 Suite 1200 (6SF-VB)  
 Dallas, Texas 75202-2733

Dear Mr. Johnson:

On behalf of the City of Dallas, I am pleased to submit the enclosed application proposal to the U.S. Environmental Protection Agency (EPA) for a Brownfields Assessment grant. The City of Dallas respectfully requests \$300,000 to reinstate our Brownfields Program, to conduct a Phase I Environmental Site Assessments, and Phase II Limited Subsurface Investigations of properties in Southern Dallas.

Although we are submitting a community-wide grant proposal, special focus will be placed on communities in South Dallas/Fair Park with the potential of future assessments in Oak Cliff and West Dallas. These areas have been historically plagued by economic disinvestment. Decades of both economic and social decline has significantly reduced development in a once attractive area for residents, businesses, and visitors. An assessment grant will be used to complement the City's, and other stakeholders', redevelopment initiatives to help stimulate clean-up, improve environmental quality, and sustain reinvestment in the southern sector.

As requested, applicant information is as follows:

- a. Applicant Identification: City of Dallas, 1500 Marilla Street, 4EN, Dallas, Texas 75201
- b. Funding Requested:
  - i) Grant Type: Assessment
  - ii) Assessment Type: Community-wide Assessment
  - iii) Federal Funds Requested: \$300,000; no waiver request for a site specific proposal
  - iv) Contamination: Both Hazardous Substances and Petroleum  
(Hazardous Substances \$150,000; Petroleum \$150,000)
- c. Location: The project location is in the City of Dallas, which is located in Dallas County Texas. The area of focus is southern Dallas.
- d. Property Information for Site Specific Proposals: Not applicable for this application.

e. Contacts:

- i. Jonathan Hubach – Project Director  
Economic Development Analyst  
City of Dallas - Office of Economic Development  
1500 Marilla St., 2CN  
Dallas, Texas 75201  
[jon.hubach@dallascityhall.com](mailto:jon.hubach@dallascityhall.com)  
O: 214-670-3056
- ii. Michael S. Rawlings – Highest Ranking Elected Official  
Mayor  
City of Dallas  
1500 Marilla St., 5EN  
Dallas, Texas 75201  
[mike.rawlings@dallascityhall.com](mailto:mike.rawlings@dallascityhall.com)  
O: 214-670-3301

f. Population:

- i. The City of Dallas has a population of 1.3 million residents. The primary target area, South Dallas/Fair Park, has a population of approximately 26,898.
- ii. Not applicable for this application.
- iii. The jurisdiction is located within a county experiencing “persistent poverty” where 20% or more of the population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.

g. Regional Priorities: The Regional Priority Form/Other Factors Checklist is attached.

h. Letter from the State or Tribal Environmental Authority: The Letter from the State Environmental Authority is attached.

Sincerely,



T.C. Broadnax  
City Manager

### Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Dallas

#### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): ■ Assistance to Communities that have limited in-house capacity to manage Brownfield Projects; and ■ Improving Air Quality

Page Number(s): RFP page 12-13

#### Assessment Other Factors Checklist

Please identify (with an X) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	<b>X</b>
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Jon Niermann, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

November 6, 2017

The Honorable Mike Rawlings  
Mayor of Dallas  
1500 Marilla Street, 5EN  
Dallas, Texas 75201

Re: City of Dallas's Proposal for a U.S. Environmental Protection Agency FY18 Brownfields Community-wide Assessment Grant

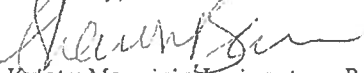
Dear Mayor Rawlings:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Dallas's proposal to the U.S. Environmental Protection Agency for a FY18 Brownfields Community-wide Assessment Grant for \$200,000 hazardous waste and \$100,000 petroleum. The TCEQ believes that the grant will significantly benefit the City of Dallas and the surrounding area by enhancing the local economy, increasing the tax base and improving the environment. Additionally, the grant will support the Mayor's "Grow South" initiative where properties in West Dallas, South Dallas, and East Dallas are in the target areas for revitalization efforts by providing funds for:

- Phase I Environmental Site Assessments and Phase II Limited Subsurface Investigations of properties with real or perceived environmental impacts or contamination
- Comprehensive Asbestos Surveys and Lead-Based Paint surveys in preparation for renovation or demolition of structures
- Assistance to communities, organizations, and partners that have limited in-house capacity to manage brownfield projects
- Improvement of the regional air quality by assessing properties with real or perceived contamination that may contribute to the degradation of regional air quality by reduction in emissions through redevelopment

The TCEQ looks forward to working with the City of Dallas on its Brownfields initiative. Please let us know if the City of Dallas would like to discuss project planning, implementation of work practices, and/or technical assistance. You may contact me at 512-239-2252 or [kristian.livingston@tceq.texas.gov](mailto:kristian.livingston@tceq.texas.gov) if you have any questions or would like additional information.

Sincerely,

  
Kristy Mauricio Livingston, Brownfields Program Manager  
Remediation Division

KL/cw

cc: Ms. Amber Howard, EPA Region 6, Brownfields Section, [howard.amber@epa.gov](mailto:howard.amber@epa.gov)  
Ms. Denise Williams, EPA Region 6, Brownfields Section, [williams.denise@epa.gov](mailto:williams.denise@epa.gov)

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • [tceq.texas.gov](http://tceq.texas.gov)

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## **Narrative Proposal/Ranking Criteria for Assessment Grants**

### **IV.C.3.1. Community Need**

#### **IV.C.3.1.a.i Community and Target Area Descriptions**

The City of Dallas was founded in 1841 on the Trinity River and included only a half-mile of square blocks and streets. Today, Dallas is the ninth-largest city in the United States, with 1.3 million residents. The City now spans 385 square miles.

Historically, Dallas has been considered a commercial and cultural hub with a favorable business climate. In the 1850s, Dallas became a commercial center for migrant populations settling in the rural areas surrounding the City. General stores and related businesses fueled the local economy. The City's central location within the expanding country shaped it as a transportation hub when highways and railroads were added. Eventually, six downtown railroad depots were consolidated into one by the Union Terminal Company.

Industries that emerged over the next century included banking, insurance, petroleum finance, manufacturing, textiles, and saddlery. By the end of the 19<sup>th</sup> Century, the population more than tripled as rail construction continued to transport the regional's products north and east to manufacturing plants there. The 1940's brought in local sheet metal fabrication, weapons development, automobile and home building materials manufacturing. Airports, plane and helicopter manufacturing soon followed. In 1949, over a dozen new, manufacturing plants opened every month.

Dallas leaders and businessmen promoted the region to attract more industry into Dallas. They lobbied over the years for projects that would provide work for local builders, contractors, advertisers, concessionaires and construction workers. A significant example was winning the host site competition for the Texas Centennial, now the site of Fair Park. By the 1950's, Dallas became the nation's third-largest technology center, and growth attracted more growth.

Dallas's population and economic growth remains strong today, but areas of the City, such as Southern Dallas, have not reaped the benefits of many of the financial and social booms. In the 1800's much of the residential growth was north and east of the central business district, while the southern and western areas harbored the industrial plants and the poorest of the City's labor force and their families. These residents have lived alongside hazardous chemicals released into the soil, groundwater, and air for generations.

Decades of neglect for the housing, schools, safety, community resources, and infrastructure for these low-income and minority neighborhoods in South and West Dallas has stalled economic development opportunities even now. Industrial contamination from 54 manufacturing plants in Southern Dallas alone has been a challenge to neighbor vitality. Parts of West Dallas with toxic levels of lead from smelters were not declared a Superfund Site until 1995.

Like much of the country's older commercial/industrial operations, plants in Dallas functioned without regard to environmental protections. With the advent of the EPA, facilities closed down or changed hands numerous times due to the related costs of cleaner manufacturing requirements.

The City of Dallas requests \$300,000 for a community-wide assessment grant to be used to identify potential health risks on brownfield properties. The ultimate goal is to spur redevelopment in Southern Dallas. This area is commonly defined as parcels south of downtown Dallas. For the purpose of the grant proposal, Southern Dallas includes **South Dallas/Fair Park (75210, 75215, 75223, and 75226), West Dallas (75212), and North Oak Cliff (75208, 75211, and 75224)**. Without identifying potential environmental hazards and addressing the existing blight, these communities will continue to deteriorate and significantly impact health outcomes.

An assessment grant would complement current neighborhood revitalization programs and the Mayor Rawlings' GrowSouth Initiative. This initiative has a comprehensive strategy for economic development in Southern and portions of West Dallas with a focus on development, neighborhood vitality, education and jobs. The targeted communities listed above are included in or adjacent to the Mayor's GrowSouth plan. The plan separates Target Areas into three categories: 1) areas on the way up, 2) areas poised for private development, and 3) areas where public investment is anticipated to lead to private market demand. West Dallas and North Oak Cliff fall into Category 2 (areas poised for private development). South Dallas/Fair Park falls into Category 3 (areas in need of public investments in order to attract private market demand). Therefore, South Dallas/Fair Park will be a priority area for community-wide assessments with the potential to select sites in West Dallas and North Oak Cliff communities.

One specific focus area for GrowSouth is in supporting the St. Philip's Urban Revitalization Master Plan. This is a holistic plan for community transformation in the neighborhood surrounding St. Philip's School and Community Center, a beacon of service and pride for the community since the 1940's. Grant funding would allow the City of Dallas to conduct assessments needed by St. Philip's to expand their campus to provide additional wrap-around services in the community.

#### 1.a.ii. Demographic Information and Indicators of Need

	Targeted Area (South Dallas/Fair Park)	City of Dallas	Texas	National
Population	39,583	1,317,929	25,145,561	316,127,513 <sup>1</sup>
Unemployment	17.58%	3.9%	4.3%	4.4%
Poverty Rate	51%	24%	15.6%	12.7%
Percent Minority				
White	18%	29.2%	42.6%	76.9%
Hispanic	17%	42.3%	39%	17.8%
African-American	63%	23.4%	12.6%	13.3%

	Targeted Area (South Dallas/Fair Park)	City of Dallas	Texas	National
Per Capita Income	\$18,471	\$28,693	\$26,999	\$28,930
Median Household Income	\$24,944	\$43,781	\$53,207	\$53,889
Education Less than High School	35.58%	25.5%	18.1%	13.3%
Median Owner-Occupied Home Values	\$57,409	\$135,400	\$136,000	\$176,600

Source: 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder

### 1.a.iii. Description of Brownfields

**South Dallas/Fair Park** – South Dallas/Fair Park is the priority target area for the City’s community-wide assessment proposal. Disinvestment in the area began almost 20 years ago as upwardly mobile African American families moved to the suburbs. The result of the decline in population led to business closures, vacant lots, and abandoned homes. Many of these homes and lots became property of the City, and a land bank program was established. In addition, most of these properties have not undergone environmental site assessments to determine any potential impacts from prior uses.

Other underdeveloped sites include communities near a railway with long time train spurs. Industrial (meat packing plant, soap plants) and commercial operations (car repair shops, gas stations, dry cleaners) near residential communities will require contaminant clean-up.

Opportunity does exist to promote equitable development in South Dallas/Fair Park. Fair Park itself is one of the most active, cultural sites in Dallas, in terms of local initiatives and capital expenditures. Over 1,000 events are held at the 277-acre recreational and educational complex, also known for hosting the State Fair of Texas, the largest annual fair in the country. But the Fair’s 2.2 million visitors (2017) generate only seasonal jobs and revenue to the neighborhood.

The area surrounding Fair Park is one of the poorest Dallas neighborhoods, and misguided efforts to hide the extreme poverty from visitors’ eyes devolved into the controversy of Jim Crow tactics that served to separate Black residents from White. More than 200 neighborhood homes adjacent to the fairgrounds were bought up by the Fair organizers, and reduced to acres of parking. Fencing then surrounded the parking areas and the Fair Grounds, which effectively created distance and closed access to the park on a day to day basis to community members.

Fair Park has suffered decline. Data shows while the population grew in Dallas by 72% from 1970 to 2013, the population in the Fair Park area decreased by 50% (*A Great Park for A Great City*, July 2017).

## **Additional Brownfield Foci**

**West Dallas** –West Dallas was annexed into Dallas in 1954. Residential neighborhoods nestled alongside concrete plants, steel plants and lead smelters. Once part of Dallas, it became even more industrial, and ridden with crime, poverty, and racial segregation. The largest low-income housing project in the nation at the time was built here. The Trinity River effectively separated West Dallas from the rest of the City, increasing the sense of disconnectedness for residents.

The RSR Corp Lead Smelter operated from at least 1934 through 1984. Air and soil became highly contaminated, making it not only unsafe for children to play outside, but causing illnesses and even deaths. The lead smelter was added to the EPA Superfund Programs' National Priority Listing in 1995. Substantial clean-up was achieved in 2004 by the EPA, but community activists insist that contractors, who were used to clean the site, bribed neighbors with cash to dump truck loads of top soil in their yards. It's clear, the area would benefit from further assessments.

**North Oak Cliff** – Originally a center of one of Dallas's first upscale, master-planned communities, the neighborhood declined as middle-class residents fled to the suburbs during the last half of the 20th century. Fortunately, reinvestment over the last 20 years has helped to transform North Oak Cliff, bringing substantial investments into the area.

To ensure continued progress in the area, the City did Phase I/ESAs/Subsurface investigations near a former automobile repair facility with underground storage tanks in North Oak Cliff. The removal of USTs helped the City prep the land for redevelopment for a civilian trolley car to connect North Oak Cliff to Downtown Dallas. Additional assessments of brownfield sites will continue to increase economic vitality for the area.

### **IV.C.3.1.b. Welfare, Environmental, and Public Health Impacts**

**1.b.i. Welfare Impacts:** The South Dallas/Fair Park community experiences higher poverty (up to 49% of children alone) than that of the county, state or nation. Median Income is below that of the City as a whole (see Demographic Chart). The unemployment rate is almost five times that of the City (3.9%) and more than a third of adult residents did not complete high school, with creates barriers to employment. There are also transportation barriers to jobs. Less than 20% of local jobs are accessible by public transit in less than 90 minutes. In Southern Dallas, improvements to infrastructure and transportation will help connect residents to Downtown and surrounding areas reducing isolation.

**1.b.i.i. Cumulative Environmental Issues:** The Clean Air Act stipulates that ozone pollution not exceed 70 parts per billion over a period of time. Local air quality is impacted by various commercial/industrial operations with air emissions, traffic from commercial trucks traveling through Dallas, and high traffic areas with over a half million commuters daily. In 2011, 79.3 percent of workers in Dallas County drove to work alone according to the U.S. Census Bureau report – only 2.8 percent of all workers used public transportation. The City cannot make gains



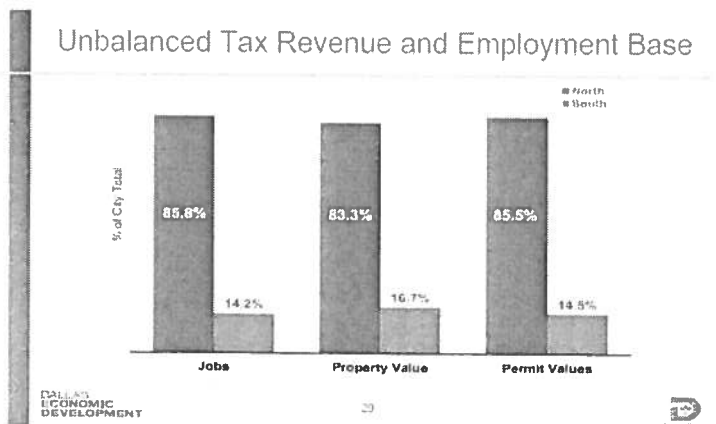
on attainment levels, if it cannot address legacy sites and accurately locate and remediate them with green spaces and cleaner industries.

**1.b.iii. Cumulative Public Health Impacts:** The health impacts from hazardous properties—substandard housing, abandoned buildings, and vacant lots—are not often immediately visible or felt. Recent research by the Urban Institute in the District of Columbia supports a correlation between housing, neighborhood conditions, and the well-being of residents. Many of their public health studies focus on the impact of harmful housing and neighborhood conditions on particular health outcomes (e.g., allergens and asthma or lead exposure and developmental and behavioral problems). For example, asthma is exacerbated by poor housing conditions and air pollution. The Dallas County's Health System reports that 22% of residents have substandard housing.

Vulnerable citizens including children, the elderly, and individuals with lung conditions are most at risk from air emissions that are released from commercial/industrial facilities and from all varieties of vehicle exhaust fumes. There are 15 DISD schools and two private schools in South Dallas/Fair Park. The schools are located in areas that have been devastated by drugs, high crime, undesirable housing and longtime exposure to heavy industry next to residential neighborhoods. Contaminants from these industries often include petroleum related hydrocarbons, volatile organic compounds, or heavy metals from commercial/industrial operations. Health impacts from exposure include damage to lungs, heart, immune, and nervous systems, and in severe cases-can cause death (Community Report Exposures of VOCs among Residents 2002). There are over 50 manufacturing companies located in Southern Dallas.

#### IV.C.3.1.c. Financial Need

**1.c.i. Economic Conditions:** Southern Dallas has experienced challenges that the rest of the City has not. Data from the City's Office of Economic Development shows that Southern Dallas holds only 14.2% of the City's jobs, 16.7% of the Property Values, and 14.5% Building Permit Values. North Dallas generates 85% of the City's revenue, while the Southern sector provides only 15%.



Vacant lots dot the areas surrounding Fair Park/South Dallas. There has been a surge of 'tent cities' for homeless individuals due to a lack of affordable housing and vacant properties in the target area.

### **1.c.ii Economic Effects of Brownfields**

A key effect of Brownfields in South Dallas/Fair Park is the reduction in the tax base due to the number of vacant and blighted properties, which also cost the City months of condemnation battles, and approximately \$8,000 to \$17,000 in abatement expenses according to University of North Texas researchers and Dallas Area Habitat for Humanity (2013). The reduced tax base in the area led the City to create the Grand Park South Tax Increment Financing District (TIF), to inject economic potential for in South Dallas/Fair Park. A TIF earns its funding from increased investment and new development. Uncertainty about the condition of undeveloped/vacant sites is a potential risk for developers and they are hesitant to invest. Without reinvestment, the tax base for this TIF will remain stagnant. Today, it has not risen above its original base. Assessments can help the City's efforts to attract supportive businesses that want to transform and revitalize the area.

### **IV.C.3.2. Project Description, Redevelopment Strategy, and Timing and Implementation**

**2.a.i. Project Description:** The purpose of this application is to request funding for assessments of brownfield sites that the City of Dallas, and its partners, identify as suitable for redevelopment. The intent is to raise the quality of life for the citizens of Southern Dallas. EPA grant funds will be used for environmental site assessments (Phase I ESAs), and additional subsurface investigations (Phase II Assessments) where necessary. A Remedial Strategy will be drafted to address any environmental impacts discovered during the assessment phase. All findings of the assessments, proposed remedial strategies, and redevelopment plans will be shared with partners and stakeholders as needed.

**2.a.ii. Redevelopment Strategy:** The City of Dallas's redevelopment strategy will address potential projects as featured in current GrowSouth and TIF Plans. Agreements will be developed for the brownfield sites and through the use of an RFP, the City will seek developers to assist in the development of these sites using TIF funds, Chapter 380, and other economic development incentives. The City will also work with partners in the primary target area of South Dallas/Fair Park such as St. Philip's. St. Philip's was a participant in a previous assessment program, and they have become a major part of community revitalization. Their master plan includes the current food bank built on a formerly contaminated site, a private school, health clinic, and community center. An Assessment grant will allow the City to help with Phase I and Phase II Environmental Site Assessments prior to property acquisitions by St. Philips in preparation of a Municipal Setting Designation application for multiple properties to encourage redevelopment.

**2.a.iii. Timing and Implementation:** The City of Dallas would like to restart its Brownfields Program and funding for community-wide assessments will help reinstate the program. Upon grant approval, the Director of the City of Dallas's Office of Economic Development (ECO) will establish a Brownfield Committee made up of city staff from ECO, Office of Environmental Quality (OEQ), and City Attorney's Office (CAO). The Committee will be responsible for

determining the qualifications for the environmental consulting firm that will oversee the brownfield assessment and redevelopment.

An RFQ will be utilized to hire a third-party consultant to conduct assessments in the target area. The specific sites will be determined by a panel of staff from ECO, OEQ, CAO, and community partners. If sites are contaminated, the City of Dallas anticipates cleanup efforts as a part of its strategy to prepare sites for redevelopment. A master plan for Brownfields will be created by City staff to address assessments and cleanup needs on these sites.

City of Dallas will create site access agreements for the sites not currently under City control. The majority of this work will occur in Year 1. Assessments will be conducted by the winning consultant in Year 2. The Panel will review the assessments and provide feedback where needed. The Project Manager will work with the consultant to engage the community as part of the redevelopment planning process. Finalizing the assessment reports for submittal, and solidifying next steps, including potential cleanup, will take place in Year 3.

#### **Contractor Procurement**

1. Develop a request for proposal or invitation to bid document that includes all EPA bidding and grant requirements and guidelines. City Brownfield Project Manager will review and approve.
2. Follow established contracting guidelines to issue RFP or invitation to bid to qualified environmental firms who have experience with the EPA Brownfield assessment process.
3. Receive, review, and rank proposals based on price and competitiveness and ensure firms are in good standings with the City, State, and EPA.
4. Present successful contractor to Purchasing Department for approval.
5. After confirmation and approval, issue a notice to proceed to environmental firm who has won the bid.

#### **Community-Wide Assessments:**

**Development of Site Inventory or Identification** – Site identification will be a collaborative effort of the Brownfields Committee. The City of Dallas will lead community outreach to engage residents and neighborhood stakeholders in the site selection process. The City will make contact with owners of key properties not in control by the City through mailings, phone calls, and site visits, and communicate to owners the project goals and opportunities.

**Site Prioritization** – Sites will be prioritized by community need, securing a partner that is willing to support or commit funding to a project, and EPA approval for the site to receive grant funding.

**Site Selection** - Site selection will be at the discretion of the City's Brownfields Project Manager with input from City officials and community stakeholders.

Selected sites may comprise of both City-owned property, as well as properties that may be identified through City initiatives and/or partnerships/collaborations. Final site eligibility determinations will be made in coordination between the EPA and City Brownfield Project Manager. A database will be created to track the proposed sites, determine site eligibility, denote sites that have received grant funding, and track where the site is in the process of assessment and the proposed redevelopment strategy.

**Site Access** - Site Access to property for assessment will be procured as sites are evaluated. City will only consider a property for assessment with Brownfields funding if the property owner consents to access through written permission which will be managed and overseen by the City Brownfield Project Manager and City Attorney's Office.

#### IV.C.3.2.b.i. Task Descriptions and Budget Table

Program Activity	Tasks	Time Period	Activities	Completion Time
Contractor Procurement	1	July-September 2018	Request for Proposal/Invitation to conduct and manage assessment studies	3 months
Site Selection	2	Duration of Grant period [Target timeframe July-December 2018]	Competitive Application process on as-need basis and funding; Public meetings will be conducted to obtain input from citizens and 3 <sup>rd</sup> parties	Per cycle of funding
Phase I Assessments	3	January-December 2019	Conduct Phase I ESA's under City Project Manager's oversight, public meetings conducted to inform citizens and 3 <sup>rd</sup> parties summarizing assessment findings.	6-12 months (dependent on number of Phase I ESAs ordered and executed access agreements)
Phase II Assessments	4	December 2019 – March 2021	Subsurface and intrusive sampling of soils and groundwater public meetings conducted to inform citizens and 3 <sup>rd</sup> parties summarizing assessment findings.	6 months -18 months (dependent on identification of RECs, site complexity, and executed access agreements)
Preliminary Remedial Planning	5	April - September 2021	Remediation strategies based on results of Phase II assessments, public meetings conducted to inform citizens and 3 <sup>rd</sup> parties summarizing assessment findings.	6 months
Final Reporting	6	July - September 2021	Memorialize assessment findings, proposed remedial plans, and development strategies for assessed sites, make available for citizens and 3 <sup>rd</sup> parties review	3 months

#### IV.C.3.2.b.ii. Budget Table

Budget Categories	Project Tasks (\$) [programmatic costs only]						
	Task 1	Task 2	Task 3 <sup>1</sup>	Task 4 <sup>2</sup>	Task 5	Task 6	Total
Personnel <sup>3</sup>							0
Fringe Benefits							0
Travel							0
Equipment							0
Supplies for public meetings		\$500	\$500	\$1,250	\$875	\$375	\$3,500
Contractual			\$82,500	\$198,000	\$8,000	\$8,000	\$296,500
<b>Total</b>	0	\$500	\$83,000	\$199,250	\$8,875	\$8,375	\$300,000

<sup>1</sup> The average price for a Phase I Environmental Site Assessment is between \$3,000 - \$4,000 dependent on site complexity, location, and regulatory requirements

<sup>2</sup> The average price for a Phase II Subsurface Assessment is between \$10,000 - \$15,000 dependent on site complexity, location, and regulatory requirements

<sup>3</sup> Personnel costs will be leveraged by a contribution of in-kind staff hours of 12 work hours per week, at an average rate of \$40 per hr. (approximately \$25,000 annually/per staff member).

#### IV.C.3.2.c. Ability to Leverage

The City of Dallas has been successful to leverage funds for Brownfield redevelopment in the past and is already leveraging resources in the southern sector of the City. The Office of Economic Development provides assistance to redevelopment projects via incentive programs including the Property Assessed Clean Energy (PACE) financing program and the Tax Increment Financing (TIF) Districts (seven TIF Districts serve Southern Dallas).

PACE is an innovative financing program that allows owners of commercial, industrial, and multi-family residential properties (with five or more dwelling units) to obtain low-cost, long-term loans for water conservation, energy-efficiency improvements, and renewable retrofits. The PACE Act authorizes municipalities and counties in Texas to work with private sector lenders and property owners to finance qualified improvements. In exchange, the property owner voluntarily requests that the local government place an assessment secured with a senior lien on the property until the assessment is paid in full.

TIF funding is available to incentivize developers looking to develop properties that are not financially feasible to develop, due to conditions such as environmental hazards.

The City of Dallas Housing and Neighborhood Revitalization Department has previously supported Brownfields via neighborhood and community-based preservation and revitalization efforts, as well as assisting with property improvements and updates. By adding contamination and future cleanup efforts, sites are available for redevelopment including much needed housing and commercial developments.

The City will seek support from TCEQ for technical assistance on the Brownfields program. TCEQ can also provide aid through the Voluntary Cleanup Program. Since all non-responsible

parties, including future lenders and landowners, receive protection from liability to the State of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated once a VCP certificate of completion is issued. As a result, many unused or under-used properties may be restored to economically productive or community beneficial use.

If the grant is awarded, the Office of Economic Development (ECO) will allocate staff to the project at approximately 12 hours a week for work related to the grant, at \$40 per hour, which totals approximately \$50,000 for the duration of the project.

The proposed Target Areas have a long history of dry cleaner operations and these sites are highly susceptible to contamination. Through the TCEQ, the Dry Cleaner Remediation Program (DCRP) can be explored to assist the City with remediation of contamination caused by dry cleaning solvents. The State of Texas also provides the Industrial and Hazardous Waste (IHW) corrective action program to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes. Funding from the EPA through the Brownfields program would help the City “fill the gaps” that currently prevent it from accessing cleanup funding and establishing a comprehensive approach to brownfields that includes site characterization, assessment, cleanup and redevelopment, a priority for US EPA Region 6.

#### **IV.C.3.3.a. Community Engagement and Partnerships**

**3.3.a.i. Community Involvement Plan:** To meet the needs of the South Dallas/Fair Park community, the City of Dallas will work collaboratively to identify and coordinate with stakeholders to achieve success. The City will work with existing community partners to complement neighborhood redevelopment plans and help identify potential brownfields. Community groups will assist in coordinating community meetings to provide information to constituents and obtain feedback throughout the process. The City will also collaborate with The Real Estate Council (TREC) to reach its network and members through newsletters, presentations during meetings, and online publications. Property owners with active businesses adjacent to identified brownfield sites will be notified by mail to determine if there is interest in acquiring sites for expansion.

Additional partners such as Cornerstone Baptist Church, St. Philip’s School & Community Center, Frazier Revitalization, and Matthews Southwest will work with the City to redevelopment brownfield sites. These entities are considered key stakeholders in the renovation of South Dallas/Fair Park.

**3.3.a.ii. Communicating Progress:** The City of Dallas will add a “Brownfields Program” section to the Office of Economic Development’s website. The public will be directed to go to the webpage for regular updates. The Office of Public Affairs and Outreach will also post project updates on the City’s social media pages and distribute press releases to local media outlets.

Community organizations will assist in communicating progress via their regular meetings with constituents and by delivering flyers and/or other marketing materials promoting program activities. Since Southern Dallas has a low percentage of internet users, door-to-door interaction will be optimal.

#### IV.C.3.3.b Partnerships with Government Agencies

**3.b.i. Local/State/Tribal Environmental Authority:** The City has coordinated with the Texas Commission on Environmental Quality (TCEQ) to gain project support. Eligibility determinations for hazardous and petroleum sites will be submitted to TCEQ prior to expenditure of grant funds. If additional assessments in target areas are required, the City could seek additional Brownfield cleanup funding through additional programs and grant opportunities offered by the EPA. The City will coordinate all activities with the TCEQ staff, which oversees the Texas Voluntary Cleanup Program, to prepare sites addressed under this grant for eventual No Further Action status, thus removing environmental barriers to redevelopment. Should assessment activities indicate imminent health threats to the community or the environment, TCEQ and City of Dallas OEQ and Department of Code Compliance will be notified and involvement requested to identify immediate courses of action to protect the safety of nearby residents.

**3.b.ii. Other Governmental Partnerships:** The City will engage with Dallas County and the North Texas Council of Government (NTCOG) to receive technical assistance and additional funding for any potential gaps in financing for applicable cleanup.

#### IV.C.3.3.c. Partnerships with Community Organizations

##### 3.c.i. Community Organization Description and Role

Community Partners	
Community Partner Description	Role in Project
<b>St. Philip's School and Community Center</b> – A school and community center founded in 1945. The Community Development entity, 1600 Pennsylvania Inc., improves the community through public safety, increasing quality affordable housing, increasing jobs and a continuum of services through education and economic development.	St. Philips will assist with coordinating outreach efforts and work with the City's other Community Partners to coordinate redevelopment in the area.
<b>Cornerstone Church</b> – Local church that has worked over the last 30 years providing social services to the residents in South Dallas/Fair Park neighborhood.	Cornerstone will continue to partner with the City of Dallas to renovate dilapidated properties in the surrounding community following assessments and cleanup, if needed.
<b>Matthews Southwest (MSW)</b> – Developer that owns over 100 acres in south Dallas.	MSW is interested partnering to get support from the City to investigate challenging sites with support on the environmental due diligence needed to make sites in South Dallas/Fair Park developable.

Community Partner Description	Role in Project
<b>Frazier Revitalization</b> - Local nonprofit that has worked in the South Dallas/Fair Park area for the last ten plus years to transform the South Dallas community and improve residents' quality of life.	Frazier Revitalization will work with the City to conduct outreach for the Brownfields Program and redevelop properties in the Frazier neighborhood of South Dallas/Fair Park.
<b>City Square</b> - a broad community development organization offering a comprehensive array of social services that address four key areas related to the persistence of poverty: hunger, health, housing, and hope.	CitySquare plans to acquire and develop properties to revitalize South Dallas.
<b>The Real Estate Council (TREC)</b> – A commercial real estate organization representing over 2,000 members and 600 companies who are engaged in commercial real estate nationally. TREC also has a foundation that provides professional services and grants to low income areas of Dallas, more specifically in the Grow South footprint.	TREC will continue to work with the City of Dallas and community partners through potential grant funding, volunteer services and expertise during planning and implementation of brownfields projects.

**3.3.c.ii. Letters of Commitment:** Letters of commitment from community organizations are included in attachments.

**3.3.d. Partnerships with Workforce Development Programs:** The City of Dallas's Office of Economic Development partners with Workforce Solutions of Greater Dallas, and other organizations, to provide unemployed Dallas residents access to job training. The City is currently involved in a two-year pilot program that utilizes a consortium of providers to increase job placement and retention. Program activities include outreach and recruitment, assessments, referral services and supports, and partnerships with local employers.

#### IV.C.3.4. Project Benefits

##### **3.4.a. Welfare, Environmental, and Public Health Benefits:**

By assessing vacant areas and blighted properties for pollutant and contaminants (soil/sediment and industrial VOC emissions), South Dallas/Fair Park will experience improvements in quality of life, the environment and economic growth. Redevelopment of brownfields can specifically focus on stimulating commercial development and attract other smaller retailers to the areas to allow local entrepreneurs to thrive and increase resident employment and stabilize revenue for City services. Cleanup and redevelopment strategies will contribute to the reduction of threats to human health and air quality which will make communities more sustainable.

**3.4.b. Economic and Community Benefits:** The assessment of small petroleum and hazardous brownfields, and their eventual redevelopment, will complement existing efforts to improve Southern Dallas and surrounding neighborhoods. Once sites are assessed and cleaned, redeveloped sites will reduce blight on major corridors, attract development, and increase the



City's tax base. Basic neighborhood services, such as corner drugstores, retail, and grocery stores, will begin returning to Southern Dallas and create jobs in the community.

In neighborhoods where many of the small petroleum and hazardous brownfields are located, TIF plans recommend residential and mixed-use development. Transit-oriented development around the MLK DART light rail station and an increase in residential density could drive demand for new retail space. South Dallas/Fair Park currently contains numerous underutilized commercial structures and vacant land. It is anticipated that as additional TIF value is generated, investment can be made to expand development opportunities and encourage restoration of residences within the South Boulevard – Park Row Historic District. The TIF District also provides funding for environmental remediation and interior/ exterior demolition assistance to encourage redevelopment of property or upgrades to basic infrastructure such as storm drainage, water/ wastewater lines, and streets. Improvements will encourage more infrastructure projects such as streetscapes and utility relocation/burial, especially along major thoroughfares. Infrastructure improvements increase access to light rail stations which subsequently expands mobility and connects Southern Dallas to the rest of the City. The proposed expansion of greenspaces in around Fair Park will provide recreational opportunities for the neighborhood which has the potential to improve health outcomes.

#### **IV.C.3.5. Programmatic Capability and Past Performance**

**3.5.a. Audit Findings:** There have been no adverse findings in the administration of prior grants.

**3.5.b. Programmatic Capability:** The City of Dallas has proven track record for managing and supporting environmental projects that involve redevelopment. City of Dallas staff has previously worked on other Dallas Brownfields projects, assisted with technical work on industrial and commercial sites, and participated in past Brownfields Conferences including St. Louis in 2004. The organizational structure for this Brownfields grant application is designed to provide project management, technical expertise, legal counsel, and quality assurance. The following City staff members will carry out programmatic tasks, public engagement, administration, and reporting for the proposed grant application.

Jonathan Hubach, City Brownfield Project Manager/Economic Development Analyst – Mr. Hubach has over 10 years in Economic Development experience, specializing in redeveloping, urban planning, downtown revitalization, and program management of TIF Districts. He holds a Master's in Public Policy Administration from University of Missouri – St. Louis and a Bachelor's of Science from Missouri State University.

John Dugdale, Senior Assistant City Attorney – Mr. Dugdale has over 30 years' experience as an environmental attorney. At EPA Region 6, he counseled the Region's Brownfield program during the program's infancy, and in the private sector he counseled clients in the remediation and reuse of contaminated properties. Many of which were EPA-designated Brownfield projects

or voluntary cleanup programs. He also has extensive experience in real property and corporate transactions.

Lori Trulson, Senior Environmental Coordinator – Ms. Trulson is a registered Professional Geoscientist (PG) in Texas and Registered Environmental Manager (REM) with over 21 years of experience in the environmental field. Lori worked in the environmental engineering consulting industry for over 10 years. At the City of Dallas, Lori is responsible for managing various environmental programs including the Municipal Setting Designation Program and Environmental Due Diligence Program. She also assists departments with conducting environmental reviews and evaluating levels of contamination/risks of exposure to human health and the environment on City owned property and potential acquisitions.

Joseph Vu, Environmental Coordinator II – Mr. Vu has nine years of experience in environmental risk assessments, project management, and public engagement. Mr. Vu holds a Bachelor's Degree in Geoscience, a Master's Degree in Environmental Science, and is a State of Texas Licensed Professional Geoscientist.

The City of Dallas has also managed redevelopment programs such as the Municipal Setting Designation (MSD) Program as authorized under the Texas Health and Safety Code. The City completed a multi-property MSD along the Singleton Boulevard Corridor in West Dallas to promote redevelopment by restricting the use of potentially contaminated groundwater in West Dallas. Since 2009, the Singleton Corridor has experienced continued and sustained redevelopment to include Trinity Groves and new mixed-use businesses and residential properties.

The City of Dallas also obtained an MSD at Love Field Airport to assist with addressing environmental obligations with the TCEQ to support the 2009 Love Field Modernization Program. By sponsoring the two MSDs, the City provided an avenue for property owners, developers, and tenants with limited financial resources to participate in an MSD and facilitate redevelopment.

In 2011, the City was approached to assist St. Philips with development of a food pantry in the place of an old liquor store. The site was a former gas station/convenience store and possibly an automotive service company. A Phase I ESA was conducted in 2009 which identified environmental conditions (RECs) on and offsite. An updated Phase I ESA was conducted in 2012 and 2013 which identified additional RECs. The Phase I ESA identified a former underground storage tank system that needed to be removed. The EPA funded and provided environmental services to remove the UST system in 2012 and no further action was warranted at that time. At the request of the City, EPA also funded asbestos and lead surveys in preparation of renovating the building into the food pantry. The food pantry opened in 2012 and serves up to 200 families a week.

### **3.5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

Measureable outcomes during the grant performance period would consist of the following tasks such as the number of Phase I ESA and Phase II assessment conducted; number of partnerships/community groups notified and involved during the assessment phase; and number of community/public meetings held to inform the public, garner support, and obtain input for redevelopment strategies.

Anticipated outcomes that may be tracked for the duration of the performance period are 1) increased developer inquiries for targeted brownfields sites; 2) increased property tax revenue for the City; 3) number of new businesses located at brownfields sites; and 4) jobs created from new business development.

### **3.5.d. Past Performance and Accomplishments**

The City of Dallas was involved in the Brownfields program from October 1995 to 2004. The following is a list of grants received.

<b>1995</b> - Brownfields Assessment Grant (\$225,000)	<b>2000</b> - Superfund Reuse Grant (\$100,000)
<b>1996</b> - Environment Justice Grant (\$20,000)	<b>2004</b> - Brownfields Assessment Grant (\$200,000)
<b>1998</b> - Brownfields Showcase Community Grant (\$500,000)	

The City has had 37 brownfield successes which leveraged \$909 Million for construction and redevelopment; more than 3,000 cleanup and construction jobs; 22 Phase I ESAs, 2 Phase II ESAs, and one Engineering Evaluation/Cost Analysis (EE/CA). Since 1995, the TCEQ Voluntary Cleanup Program has received more 250 applications for sites within the City of Dallas. The City was also selected as a recipient of a Superfund Innovation Technology Evaluation (SITE) Program demonstration for Grand Plaza Shopping Center in South Dallas. The estimated value of the demonstration conducted by EPA is \$500,000.

#### **3.5.d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

The City of Dallas HAS received EPA Brownfields Grants previously.

#### **3.5.d.iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements** Not applicable

## **Attachment C: City of Dallas - Southern Dallas Community Wide Assessment**

### **III.B. Threshold Criteria for Assessment Grants**

#### **III.B.1. Applicant Eligibility**

The applicant is the City of Dallas which is a unit of local government in Dallas County, Texas. The City of Dallas was incorporated on February 2, 1856 during the regular session of the Sixth Texas Legislature.

#### **III.B.2 Community Involvement**

The City of Dallas will work closely with the Texas Commission on Environmental Quality (TCEQ), Mayor and City Council Office, the City of Dallas Office of Public Affairs & Outreach, community partners and other stakeholders to ensure that the public is well informed throughout the project period and beyond.

The City will also utilize a variety of local and regional media outlets to increase awareness for the City's Brownfields program. In addition, the program will be under the Office of Economic Development that has departmental website and social media pages (Facebook, Twitter, etc.) that will feature project status updates and public meeting information the duration of the project.

The City of Dallas is committed to providing community partners identified in the proposal status reports to convey information to their constituents. Community events in the Target Area and city-wide celebrations will be used to spread the word as well.

#### **III.C. Additional Threshold Criteria for Site-Specific Proposals Only**

The City of Dallas is submitting a community-wide assessment proposal; The Site-Specific Threshold Criteria and Assessment Coalition Threshold Criteria are not applicable.

Matthews Southwest  
320 W Main Street  
Lewisville, TX 75057



Tel.: (972) 221-1199  
Fax: (972) 221-1217

November 8, 2017

Jon Hubach  
Economic Development Analyst  
Office of Economic Development  
1500 Marilla St., Room 2CN  
Dallas, TX 75201

Dear Mr. Hubach:

Matthews Southwest (MSW) is pleased to offer this letter of support for the City of Dallas's EPA Brownfields application. MSW knows how important it is to address neglected properties and other environmental hazards in disenfranchised areas of South and West Dallas.

MSW owns over 100 acres in south Dallas, including well over 10 acres in multiple parcels along MLK, Lamar St/Forrest St. We are constantly looking for development opportunities in this area.

MSW strongly supports this City initiative. We often utilized the City's Brownfields program prior to the City ending its involvement with the federal Brownfields program several years ago. Given the unique nature of land that is undeveloped and possibly available for redevelopment in the southern sector, in particular around the MLK/Lamar area which has a history of prior industrial uses, this Brownfields program provides developers with an opportunity to investigate challenging sites with some support on the environmental due diligence side.

MSW looks forward to working with the City of Dallas's Office of Economic Development and we are excited about the potential this project has to generate sustainable and equitable development opportunities in the future. Should you have any questions, please feel free to contact me at 972-221-1199 or at [kteleki@matthewssouthwest.com](mailto:kteleki@matthewssouthwest.com).

Sincerely,



Kristian Teleki  
Senior Vice President



11/6/2017

Jon Hubach  
Economic Development Analyst  
Office of Economic Development  
1500 Marilla St., Room 2CN  
Dallas, TX 75201

Dear Mr. Hubach:

St. Philip's School & Community Center is pleased to offer this letter of support for the City of Dallas's EPA Brownfields application. St. Philip's knows how important it is to address neglected properties and other environmental hazards in disenfranchised areas of South and West Dallas.

Since its inception in 1945, St. Philip's has been committed to improving our community and the quality of life of the residents in this South Dallas neighborhood. Our Community Development entity, 1600 Pennsylvania Inc., has as its mission the goal of improving the community through enhancements in public safety, increasing the availability and quality of affordable housing, and bringing jobs and services to the community through economic development.

The EPA Brownfields program that you are applying for will be extremely helpful to us as we, together with likeminded partners, acquire and develop property to bring new life to this long neglected neighborhood just 1.5 miles south of Downtown Dallas. We believe this neighborhood has great potential for development and if approved, this application will be a significant help in reducing the costs and barriers to development. Through a similar program several years ago, the City was able to help us mitigate the environmental hazards at an adjacent liquor store and we were able to convert it into one of the most successful neighborhood food pantries in Dallas. Without the City's participation in the EPA Brownfields program, this transformation would not have occurred. We are so thankful to the City of Dallas for taking this initiative again and we strongly affirm your role and commitment to the planning and implementation of the project.

St. Philip's School & Community Center looks forward to working with the City of Dallas's Economic Development department and the Department of Environmental Quality and we are excited about the potential this project has to generate sustainable and equitable development opportunities in the future. Should you have any questions, please feel free to contact me at 214-421-5221 or at jsaqueton@stphilips.com

Sincerely,

Julie Saqueton  
Executive Director – 1600 Pennsylvania Inc.  
St. Philip's School & Community Center  
1600 Pennsylvania Avenue  
Dallas, TX 75215



November 6, 2017

Jon Hubach  
Economic Development Analyst  
Office of Economic Development  
1500 Marilla St., Room 2CN  
Dallas, TX 75201

Dear Mr. Hubach:

The Real Estate Council (TREC) is pleased to offer this letter of support for the City of Dallas's EPA Brownfields application. TREC knows how important it is to address neglected properties and other environmental hazards in disenfranchised areas of South and West Dallas.

TREC is a commercial real estate organization which represents over 2,000 members and 600 member companies who are engaged in commercial real estate development nationally. Our organization also has a Foundation which provides professional services and grants to low income areas of Dallas and most specifically in the GrowSouth footprint in the areas of housing, job creation, education and the environment.

Reclaiming property from its contaminated use, most particularly in economically distressed areas is essential to providing opportunities for our low-income residents. Those opportunities include improved health, access to housing within their community as well as viable commercial development that will provide much needed jobs. TREC is committed to supporting and partnering with the City of Dallas in providing resources for planning and implementation of any brownfield project, should they be granted funds under the EPA Brownfields application.

TREC looks forward to working with the City of Dallas's Department of Economic Development and Housing and we are excited about the potential this project has to generate sustainable and equitable development opportunities in the future. Should you have any questions, please feel free to contact me at 214.580.1681 or [lmcmahon@recouncil.com](mailto:lmcmahon@recouncil.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Linda McMahon", is written over a horizontal line.

Linda McMahon  
President & CEO

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# CORNERSTONE BAPTIST CHURCH

November 13, 2017

Jon Hubach  
Economic Development Analyst  
Office of Economic Development  
1500 Marilla St., Room 2CN  
Dallas, TX 75201

Dear Mr. Hubach:

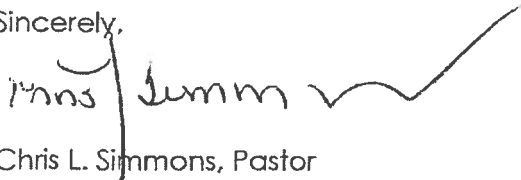
Cornerstone Baptist Church is pleased to offer this letter of support for the City of Dallas's EPA Brownfields application. Cornerstone Baptist Church knows how important it is to address neglected properties and other environmental hazards in disenfranchised areas of South and West Dallas.

Cornerstone has worked over the last 30 years providing social services to the residents in the South Dallas/Fair Park neighborhood. In addition, they have renovated many dilapidated properties in the surrounding community.

We support the role of the City of Dallas Brownfield's Program and believe there are a number of properties in the community that have past contamination that could be used to reinvigorate the neighborhood. We affirm our role and commitment to assist in the planning and implementation of the project.

Cornerstone Baptist Church looks forward to working with the City of Dallas's Office of Economic Development and we are excited about the potential this project has to generate sustainable and equitable development opportunities in the future. Should you have any questions, please feel free to contact me at (214) 426-5468 or at [csimmons@cornerstonedallas.org](mailto:csimmons@cornerstonedallas.org)

Sincerely,



Chris L. Simmons, Pastor

1819 Martin Luther King Jr. Blvd.  
Dallas, TX 75215  
Post Office Box 152551  
Dallas, TX 75315

PHONE 214-426-5468  
FAX 214-426-0512  
EMAIL [csimmons@cornerstonedallas.org](mailto:csimmons@cornerstonedallas.org)  
WEBSITE [www.cornerstonedallas.org](http://www.cornerstonedallas.org)

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November 9, 2017

Jon Hubach  
Economic Development Analyst  
Office of Economic Development  
1500 Marilla St., Room 2CN  
Dallas, TX 75201

Dear Mr. Hubach:

Frazier Revitalization is pleased to offer this letter of support for the City of Dallas's EPA Brownfields application. We know how important it is to address neglected properties and other environmental hazards in disenfranchised areas of South Dallas.

Frazier Revitalization is a place based nonprofit that has worked in the South Dallas Fair Park area for the last ten plus years. One of our very visible achievements is the transformation of highly visible site of a seedy motel and nightclub known for prostitution, drug sales and gang activity into a healthy community asset integrated into the City and region via DART's Green Line. Hatcher Station Village consists of the Parkland Health Clinic which Frazier Revitalization developed and leases to Parkland. The 44,378 facility provides neighborhood residents with affordable and accessible high quality health care.

Construction of the Parkland facility included remediation of leaking underground gas tanks which added in excess of \$700,000 to the overall construction costs. This obstacle is just one example of a barrier that either limits or discourages developers from entering the South Dallas market.

Our comprehensive community development efforts recognize a person's health is greatly influenced by social factors such as education, income, and quality of neighborhoods. The substandard housing that exists in the South Dallas Fair Park area is associated with a wide range of health conditions including respiratory infections, asthma, lead poisoning, injuries and mental health issues. We are therefore very supportive of the City of Dallas' EPA Brownfields project and are committed to being a part of the planning and implementation of program.

Frazier Revitalization looks forward to working with the City of Dallas's Office of Economic Development and we are excited about the potential this project has to generate sustainable and equitable development opportunities in the future. Should you have any questions, please feel free to contact me at 469-221-0682 or at [dhopkins@frazierdallas.org](mailto:dhopkins@frazierdallas.org).

Best regards,

A handwritten signature in dark ink, appearing to read 'Dorothy Hopkins', is written over a faint, larger version of the same signature.

Dorothy Hopkins  
CEO



November 13, 2017

TO: Jon Hubach  
Economic Development Analyst  
Office of Economic Development  
1500 Marilla St., Room 2CN  
Economic Development Analyst

**SUBJECT:** Letter of Support – EPA Brownfields Program

Dear Mr. Hubach:

CitySquare is pleased to offer this letter of support for the City of Dallas's EPA Brownfields application. CitySquare knows how important it is to address neglected properties and other environmental hazards in disenfranchised areas of South and West Dallas.

CitySquare is dedicated to the growth and improvements to the South Dallas community. CitySquare has worked in the South Dallas community for over 20 years and recognizes the importance and value to have access to such programs to support and drive economic development opportunities in underserved neighborhoods.

The EPA Brownfields program will serve as an opportunity for CitySquare and other community organizations to acquire and develop property to revitalize areas in South Dallas. This program allows for more organizations to work toward one common goal of revitalized Southern Dallas.

CitySquare looks forward to working with the City of Dallas's Economic Development department. We are excited about the potential this project has to generate sustainable and equitable development opportunities in the future. Should you have any questions, please feel free to contact me at 214-882-0864 or at [ljames@citysquare.org](mailto:ljames@citysquare.org)

Sincerely,

Larry James  
Chief Executive Officer, CitySquare

**14. Areas Affected by Project (Cities, Counties, State, etc.)**

Dallas, Dallas County, Texas

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Dallas

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

1966164780000

### d. Address:

\* Street1:

1500 Marilla Suite 4E North

Street2:

\* City:

Dallas

County/Parish:

\* State:

TX: Texas

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

75201-6318

### e. Organizational Unit:

Department Name:

Office of Economic Development

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Dina

Middle Name:

\* Last Name:

Colarossi

Suffix:

Title: Fund Development Manager

Organizational Affiliation:

Office of Strategic Partnerships and Government Affairs

\* Telephone Number:

214-671-9062

Fax Number:

\* Email:

dina.colarossi@dallascityhall.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

\* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

14 Areas Affected.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Dallas Brownfields Assessment FY 2018

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: